

APPROVED 4/17/03



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
APRIL 03, 2003
MINUTES**

PRESENT: Wayne Ecton, Councilman
E.L. Cortez, Vice Chairman
Steve Steinberg, Planning Commission Member
Jeremy Jones, Design Member
Raymond Potter, Design Member
Michael Schmitt, Design Member

ABSENT: Anne Gale, Design Member

STAFF: Tim Conner
Tim Curtis
Keith Niederer
Jayna Shewak
Bill Verschuren
Al Ward
Kira Wauwie
Greg Williams
Bob Wood

CALL TO ORDER

The regular meeting of the Scottsdale Development Review Board was called to order by Councilman Ecton at 1:00 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

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OPENING STATEMENT

COUNCILMAN ECTON read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

MINUTES APPROVAL

March 20, 2003 Development Review Board Minutes

MS. SHEWAK stated she just noticed the minutes say 3/20/02 and it should be 03/20/03.

VICE CHAIRMAN CORTEZ MADE A MOTION TO APPROVE THE MARCH 20, 2003 MINUTES AS AMENDED. SECOND BY MR. POTTER.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

7-PP-2003	DC Ranch Parcel 1.14 Preliminary Plat SEC 94 th St. & Union Hills Dr. Wood Patel, Engineers
8-PP-2003	DC Ranch Parcel 1.11 Preliminary Plat East side of 94 th St. between Union Hills DR. & Bell Road Wood Patel, Engineers
118-DR-1999#5	Windmere Summit at Scottsdale Site Plan and Elevations 32409 N. Scottsdale Road Nelsen Architects Inc., Architect/Designer
74-DR-2002	Mission Montessori Academy Site Plan & Elevations 11050 N. 96 th Street Greg Schouten, Architect/Designer
17-DR-2003	Adobe Dr. Office/Warehouse Buildings Site plan & elevations 7525 & 7545 E. Adobe Drive Archicon, LC, Architect/Designer

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASE 7-PP-2003 WITH AMENDED STIPULATIONS, CASE 8-PP-2003 WITH AMENDED STIPULATIONS, CASE 118-DR-1999#5 WITH AMENDED STIPULATIONS, CASE 74-DR-2002 WITH AMENDED STIPULATIONS, AND CASE 17-DR-2003. SECOND BY MR. STEINBERG.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

116-DR-1998#4

Hillside Animal Hospital
Site Plan & Elevations
11495 N. 136th Street
Delorme & Assoc., Architect/Designer

MR. NIEDERER presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

MR. STEINBERG asked how the metal panel is applied and how it works in reference to the other faccia.

BRENT RICE, Delorme & Associates, presented information on how the panels are applied. He stated the panels on the side are recessed back so it steps back.

MR. STEINBERG inquired about where the refuse would be located on this site. Mr. Rice replied they are off site in the back behind the entire center.

MR. SCHMITT asked a series of questions regarding the columns on the north elevations. Mr. Rice stated it is a false column to make the appearance of a column so it has the same elevation as the front. Mr. Schmitt stated he would suggest the columns be built out to have a third dimension and appear to be columns on that side of the building.

MR. CORTEZ stated he had a question regarding the parapet height of 20 foot 8 on the east and west elevations. He further stated he would request they maybe put a return on that parapet at each end to match the same width that is indicated on the on the east and west elevation of 20 foot 8.

MR. STEINBERG stated he would suggest the west elevation be improved in the area of the enclosure separating the outdoor area from the building to open it up and make it more user friendly.

MR. STEINBERG MOVED TO APPROVE CASE 116-DR-1998#4 WITH THE ADDED STIPULATION:

- **THE WEST ELEVATION BE IMPROVED ESPECIALLY IN THE AREA OF THE ENCLOSURE SEPARATING THE OUTDOOR AREA FROM THE BUILDING.**

COUNCILMAN ECTON stated he would also add the stipulation that the tops of the two buildings match each other.

MR. STEINBERG AMENDED THE MOTION TO INCLUDE THE FOLLOWING STIPULATION:

- **THE TOP OF THE TWO BUILDINGS MATCH EACH OTHER.**

COUNCILMAN ECTON stated the improvement Mr. Steinberg is referring to is to allow more light in that enclosure. Mr. Steinberg replied to open it up and make it more user friendly.

MR. SCHMITT inquired if they could amend the motion to include the stipulation that the fake columns on the north elevation be built out to have a third dimension and appear to be columns on that side of the building.

MR. STEINBERG AMENDED THE MOTION TO INCLUDE THE FOLLOWING STIPULATION:

- **THE FAKE COLUMNS ON THE NORTH ELEVATION BE BUILT OUT TO HAVE A THIRD DIMENSION AND APPEAR TO BE COLUMNS ON THAT SIDE OF THE BUILDING.**

SECOND BY MR. SCHMITT.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

65-DR-2002

Design Guidelines for Office Development
City of Scottsdale, Applicant
City-wide

COUNCILMAN ECTON inquired if these are new Design Guidelines, or an update of guidelines that are already in existence. Mr. Wood replied it is a new set of guidelines that are derived from a lot of past documents. Councilman Ecton inquired about what was used in the past for this type of development. Mr. Wood stated these guidelines have been informally applied and are derived from past DR Board comments and general community attitudes.

MR. WOOD presented this case as per the project coordination packet. Staff recommends adoption of the Design Guidelines for Office Development.

MR. JONES stated he would like to express appreciation for the effort it takes to develop these guidelines. He further stated the most important use will be to people with lesser design skills because it gives them a base to work from and is very helpful to staff. He remarked it is very important to emphasize these are suggestions and a base to work from and that imagination still plays a significant role and can override many of these. He stated he has already expressed his concern about trying to generate rules like having specific masses and he understands that is flexible.

Mr. Jones stated another area of concern is on Page 18, Item 16 that has to do with the ratio of window to wall because these ratios don't apply in some cases. The way it is stated also seems to be correctable it reads: "The window (void) to wall (mass) ratio of a typical multi-story professional/business office building should not exceed 50:50 and should not be less than 70:30". That seems to advocate 70 percent window and he felt that is a misstatement. Other than that, any of these ratios are going to be difficult but he understands those are just suggestions. Beyond that, he thought architects should take this as a challenge to see what they can do with them and see how it works. Remember it is not the end of the design it is just the beginning.

MR. STEINBERG stated he would echo his colleague's comments. He further stated he thought the guidelines are meant to foster creativity rather than dictate what architecture should look like which would be dangerous. He remarked he hopes the guidelines do not foster mediocrity and homogenization, which would be going backwards.

Mr. Steinberg stated with regard to certain character areas, he felt the character in Old Town needs to be protected.

Mr. Steinberg stated on Page 17, Paragraph 15, he would agree with Mr. Jones' comment on massing that could lead to mediocrity. On Page 13, Paragraph 12, dispersing of parking would carve up more of the site as opposed to concentrating parking in areas that are bermed and screened with decent landscape. On Page 17 and 18 it seems to dictate the architecture, they want to see and he felt that was dangerous.

COUNCILMAN ECTON stated the City is focusing on trying to attract high-tech, higher paying kinds of industry to the area and as there are new buildings going up he would hope they would encourage the builders of those buildings to gear up to allow for the high-tech users. He further stated they should encourage over engineering because those buildings will become vacant and they will be trying to attract new businesses. He noted he did not see anything in the guidelines that address that issue. Mr. Wood stated that issue is not addressed in the guidelines

but they do talk about the life cycle of the building in doing that they are targeting the usefulness of the building beyond the first tenant.

Councilman Ecton inquired when staff did the outreach if they interviewed the users of the building. Mr. Wood replied they did not specifically interview tenants of the buildings just the leasing agents who deal with the tenants.

MR. SCHMITT stated he would concur that a lot of work has gone into these guidelines. It sets up useful guidelines and hopefully they would not be seen by people to say that well I have met the guidelines so I am good to go. They need this not to promote mediocrity and maybe that is where this Board comes into play to look beyond these things as minimum standards.

Mr. Schmitt stated on Page 6, under Context and Character description, he stated he felt having some language to move away from certain context or character would be appropriate because there are places in the City you want to do that.

Mr. Schmitt stated as they subdivide commercial properties they should think far in advance to try to preserve open space and incorporate the same things they do in residential subdivisions in some of the commercial areas, particularly in the north desert area. He further stated that is more advance land planning or a zoning kind of thing rather than ordinance for building design but is a thought that occurred to him.

Mr. Schmitt stated in the Site Lighting section of the document, Item No. 1 sort of encourages the use of high-pressure sodium as an efficient and desirable source of light. It seems to him when they design lighting for a site they would want to strive for consistency in lighting color as well so one of the design objectives might be to find consistency within a particular site.

Mr. Schmitt stated he would concur with some of his other colleagues' remarks that these not become too restrictive or confining with respect to building massing.

MR. POTTER inquired how many responses did they get back from the survey. Mr. Wood stated they received very few responses back. The response to this set of guidelines was not as strong as for the Commercial Guidelines and other guidelines.

Mr. Potter stated he would like to address the redundancy issue. He further stated he realizes these are guidelines and ordinances are stronger. He inquired how they are going to integrate the guidelines with the ordinances. For example, there is a sign ordinance dealing with signs, how are they going to ensure that the guidelines don't conflict with the ordinance implementation. Mr. Wood stated the signage design guidelines began with the sign ordinance and understanding

what that said. The sort of thing that was added to it is more aesthetically related to elements of a building beyond what the sign ordinance covers. The intent was for the guidelines to support and supplement the ordinance.

Mr. Potter inquired if staff felt the guidelines clearly define what constitutes a sign because that is something where they have had some problems. Mr. Wood stated the guidelines will help the Board deal with those type of issues regarding what is considered a sign and things that are in question. The guidelines will help them deal with those issues up front and let people know what the community's expectations and concerns are.

MR. CORTEZ stated he would like to applaud the efforts of Mr. Wood and all of the staff with regard to preparing these guidelines. He further stated he has read through the guidelines and does not feel they would pre-empt him from submitting what he thought was the best solution for a project for a client. He remarked these are guidelines. He further remarked he would ask that staff continue to do the fine work they have done for the city and this Board. He noted he appreciates the fact that staff looked back at previous Board actions to gather a lot of this information and consolidate it into a guideline document such as this. Fabulous work.

(COUNCILMAN ECTON OPENED PUBLIC TESTIMONY.)

NORWOOD SISSON, 7431 E. Portland, stated there were some comments regarding preparing office buildings for high-tech industry and there are a lot of things like network cabling and clean rooms and internal improvements, but there is one thing they have not covered and that is external back up power supplies. A lot of people in the high-tech industry do not want their power to go down. He presented information on the two ways to deal with that issue. He remarked with regard to back up power there are issues that need to be addressed such as hours of operation.

(COUNCILMAN ECTON CLOSED PUBLIC TESTIMONY.)

MR. CORTEZ MOVED TO APPROVE CASE 65-DR-2002. SECOND BY MR. SCHMITT.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

4-DR-2003

Chaparral Park Aquatic Center
Site Plan & Elevations
5401 N. Hayden Road
TRK Architecture & Facilities
Management Inc., Architect/Designer

MR. WARD presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

JORGE ABRIL, TRK Architecture, 2632 E. Thomas Road, Suite 200, Phoenix, AZ, provided a brief overview of the proposal for the entry feature. He presented information on the color scheme that would be used and the planters that would be added at the entry.

MR. STEINBERG inquired if, in the interest of keeping the building height low so as not to obscure the views of Camelback, the parapets have suffered and if such is the case, what are they doing with the mechanical equipment in the new portions. Mr. Abril stated as a rule they do not put mechanical equipment on the roof. They have found ways to bring that in horizontally. In the office portion there is one air handler unit and they have situated that so that it sits in the high portion and works with the roof drainage.

MR. CORTEZ stated he appreciated the effort that was put into refining their concept and is pleased with the additions that have been made. He requested additional information about the fencing that they are now proposing as opposed to the chain link that was proposed earlier. Mr. Abril stated originally they were going to add chain link to meet the county guidelines but that did not meet the City's Design Guidelines so they are going proposing steel fencing.

COUNCILMAN ECTON inquired how much the steel fencing added to the cost of the project. Mr. Abril replied around \$10,000.

MR. JONES stated the east elevation has a nice shaded area but the outside snack bar appears to have the sun shining directly on the serving counter, which could cause a problem for the people working at the snack bar. He stated they might want to tweak the design a little to close up the gap only partially and still keep the feature.

MR. SCHMITT stated with regard to the baseball cap portion of the front entry the applicant may want to consider some type of lighter color than the dark green. Mr. Abril stated he does not disagree with Mr. Schmitt's comment but they received some negative feedback regarding using a lighter stainless steel look because people felt it looked to industrial.

COUNCILMAN ECTON stated he did not think they could have a reflective metal because that would impact all of the people who live there so it has to be colored to some degree.

COUNCILMAN ECTON OPENED PUBLIC TESTIMONY.)

LARRY SIFERT, 5320 N. 81st Place, stated he moved into the area right behind the fence in 1976. He further stated he would like to address the fence issue. He remarked his main concern is for safety so he would not support the chain link fence because children can climb those fences so he supports the proposal for the steel fencing. He noted the communication and cooperation on this project has been excellent.

(COUNCILMAN ECTON CLOSED PUBLIC TESTIMONY.)

**MR. STEINBERG MOVED TO APPROVE CASE 4-DR-2003 AS SUBMITTED.
SECOND BY MR. JONES.**

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

MS. SHEWAK stated she would like to pass along her personal thanks to the Board for their assistance on difficult projects because what they are doing is not easy. She appreciates their hard work and what they have done for the community over the years.

COUNCILMAN ECTON stated the Board appreciates the staffs' effort as well because they make their job easier.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 2:25 p.m.

Respectfully Submitted

"For the Record" Court Reporters